092.0	0010	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,500 / 750,500
					USE VALUE:	750,500 / 750,500
					ASSESSED:	750,500 / 750,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS DAVID C & ELLEN R
Owner 2:	
Owner 3:	
Street 1:	94 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2487 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6109.000	328,200		422,300	750,500
Total Card	0.140	328,200		422,300	750,500
Total Parcel	0.140	328,200		422,300	750,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.74 | /Parcel: 301.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

60061

GIS Ref

GIS Ref

Insp Date

11/01/18

!7564!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0010-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	328,200	0	6,109.	422,300	750,500		Year end	12/23/2021
2021	101	FV	317,200	0	6,109.	422,300	739,500		Year End Roll	12/10/2020
2020	101	FV	317,200	0	6,109.	422,300	739,500	739,500	Year End Roll	12/18/2019
2019	101	FV	257,000	0	6,109.	428,300	685,300	685,300	Year End Roll	1/3/2019
2018	101	FV	257,000	0	6,109.	319,700	576,700	576,700	Year End Roll	12/20/2017
2017	101	FV	257,000	0	6,109.	289,600	546,600	546,600	Year End Roll	1/3/2017
2016	101	FV	257,000	0	6,109.	277,500	534,500	534,500	Year End	1/4/2016
2015	101	FV	241,700	0	6,109.	235,300	477,000	477,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:47:12

LAST REV

Date	Time
05/07/19	14:32:40
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7564

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13561-378		10/1/1978		55,900	No	No		Y

USER DEFINED

Prior Id # 1:	60061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2005	1134	Addition	38,000			G7	GR FY07	16X15

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Meas/Inspect	372	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
4/5/2000	Inspected	276	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6109		Sq. Ft.	Site		0	70.	0.99	5									422,289						422,300	

Total AC/HA:	0.14024	Total SF/SM:	6109	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,289	Spl Credit		Total:	422,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29535961
Const Adj.:	0.99594003
Adj $ / SQ:	141.911
Other Features:	99373
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403239
Depreciation:	75002
Depreciated Total:	328237

COMMENTS

OF=EXTRA SINK IN 3/4 BATH AND EXTRA SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

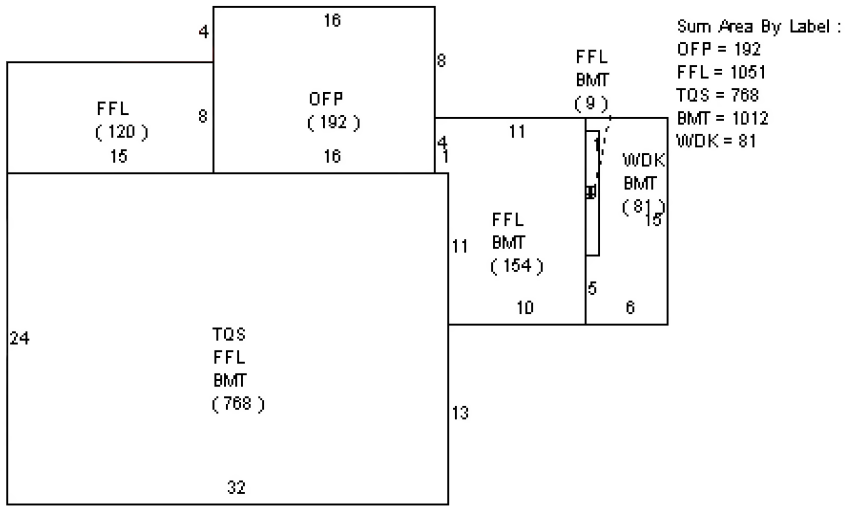
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.91
Special Features:	0	Val/Su Net:	112.71
Final Total:	328200	Val/Su SzAd	201.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,051	141.910	149,149
BMT	Basement	1,012	66.100	66,888
TQS	3/4 Story	576	141.910	81,741
OFP	Open Porch	192	24.990	4,798
WDK	Deck	81	15.940	1,291

Net Sketched Area:	2,912	Total:	303,867
Size Ad	1627	Gross Area	3104	FinArea	2487
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0010-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	